

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>00-154</u>	<u>RAYMOND GABRIEL</u>
<u>01-417</u>	<u>W. R. C. PROPERTIES, INC.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/19/03 TO THIS DATE:

HEARING NO. 00-9-CZ8-1 (00-154)

34-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: RAYMOND GABRIEL

- (1) Applicant is requesting approval to permit an addition to a single family residence setback 7' from the rear (south) property line. (The underlying zoning district regulation requires 25').
- (2) Applicant is requesting approval to permit an addition to a single family residence (front porch) setback 19' from the front (north) property line. (The underlying zoning district regulation requires 25').

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(14)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Conditions at: Mr. Gabriel Residence," as prepared by Avelinor Leoncio, Jr., AIA, dated 1/25/00 and consisting of 2 sheets and revised 1/23/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 3, STARCK PROPERTIES, Plat book 44, Page 96.

LOCATION: 1738 N.W. 110 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/22/03 TO THIS DATE:

HEARING NO. 02-4-CZ8-3 (01-417)

G. L. #1
53/54-40
Council Area 8
Comm. Dist. 6

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) UNUSUAL USE to permit a partial filling of a lake.
- (2) USE VARIANCE to permit a hand car wash in the IU-2 district as would be permitted in the BU-1A district.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an office building with a height of 144.5' (70' permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 782 parking spaces (871 required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be within an enclosed building and enclosed with walls; to waive same to permit a hand car wash within an open parking garage.

A plan is on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon," as prepared by T.V.S. Associates, Inc., dated 8/22/01 and a landscape plan as prepared by Roy Ashley and Associates, dated 12/5/01 resulting in both plans consisting of 20 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of BLUE LAGOON WEST SECTION FOUR, Plat book 132, Page 24.

LOCATION: The west side of N.W. 57 Court and lying 400'± south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)